

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 63± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

FARM PROGRAM INFO: Farm #4423, Tract 7554. Contact Auction Manager for crop base information.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Personal Representative Deed.

CLOSING: The targeted closing date will be approximately 30 days after

the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay all 2019 due 2020 taxes. Buyer will assume and pay all taxes due May 2021 and thereafter. 2018/19 taxes were approx. \$1,685.80 plus \$158.40 ditch taxes.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and

sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents re-serve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

63± Acres

Offered in 3 Tracts or Combinations

Sale Manager: Mark Smithson

#AC63001504, #AU10100108

January	Sun	Mon	Tue	Wed	Thur	Fri	Sat
				1	2	3	4
	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31	

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Corporate Headquarters:

950 N Liberty Dr., Columbia City, IN 46725

800.451.2709 • www.SchraderAuction.com



Land Auction

Wednesday, January 15 • 6pm | Randolph County, IN

63± Acres

Offered in 3 Tracts or Combinations

Land Auction

Wednesday, January 15 • 6pm | Randolph County, IN

Quality Farmland with Good Frontage
Available for 2020 Crop Rights
Great Income Producing Farm
Beautiful Country-Style Homesites
Just outside of Farmland along SR 32



ONLINE BIDDING AVAILABLE

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63± Acres

Offered in 3 Tracts or Combinations

- Quality Farmland with Good Frontage
- Available for 2020 Crop Rights
- Great Income Producing Farm
- Beautiful Country-Style Homesites
- Just outside of Farmland Along SR 32



Property Location (from Farmland, Indiana): From the intersection of SR 1 and SR 32 on the north edge of Farmland, travel west on SR 32 approximately ½ mile to the property.

Auction Location: Farmland Community Center, Downtown Farmland • 100 N. Main Street, Farmland, IN (former grocery store).



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

Land Auction

Wednesday, January 15 • 6pm | Randolph County, IN



Inspection Date:
January 2 • 10am-
Noon. Meet a Schrader
Rep at Tract 1.

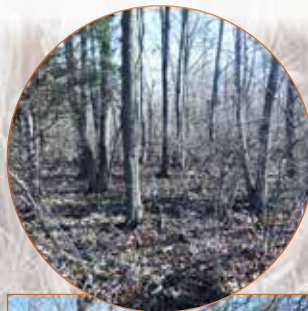
Tract Descriptions:

Section 13, Township 20 N, Range 12 E, Monroe Township, Randolph County, Indiana

Tract 1: 55± acres, nice size all tillable tract. Mostly Pewamo, Glynwood and Blount soils. County legal drain for good drainage outlet. Ample frontage and access on SR 32.

Tract 2: 4± acres, mostly wooded tract with access along SR 32. This is a very attractive building site close to town and the school. Perfect to combine with Tract 3 for a larger homesite. Don't miss this one!

Tract 3: 4± acres, beautiful location for your country home yet close to town. A rare auction opportunity - consider the possibilities! Access along SR 32.



Sellers: Jack & Marcia Cox and Eileen Herron Estate | **Sale Manager:** Mark Smithson

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